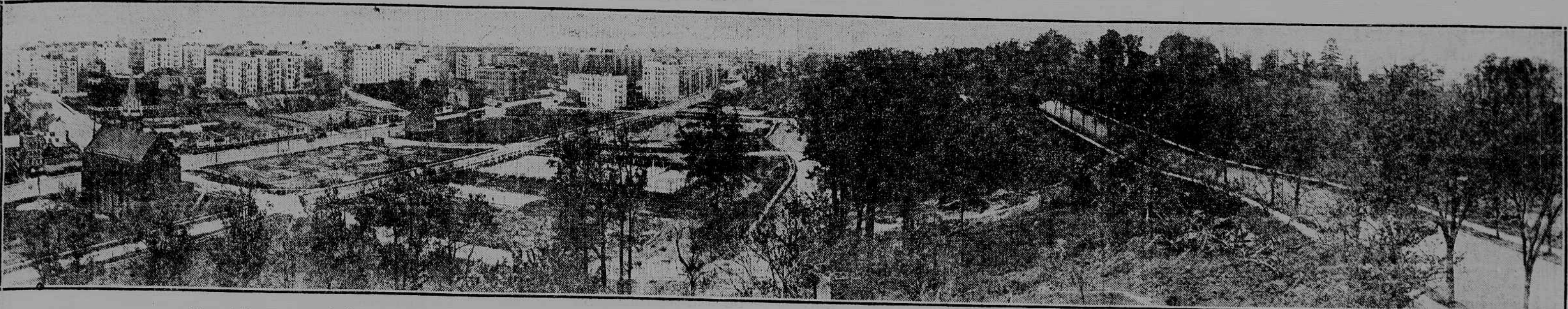


Auction Sale of James Gordon Bennett's Washington Heights Realty Holdings Will Remove New York's "Chinese Wall"



View of Bennett estate looking south, showing Fort Washington Avenue on right and Broadway in hollow. Apartments have been built up to edge of estate's holdings, all of which will be sold at auction this month.

When the Fort Washington Heights and Buena Vista syndicates on April 20, 1909, sold their property between 178th Street and 181st Street, Broadway and Riverside Drive for \$3,000 to \$10,000 a lot, some of the shrewdest real estate men in New York said: "Now the Bennett property will be soon sold, or at least improved." But these men were mistaken. The late James Gordon Bennett was not ready then to sell or improve his estate. This continued to be the attitude of Mr. Bennett toward his Fort Washington estate until the very day of his death. It was not until last week that it became generally known the executors of the Bennett estate had arranged for the sale of the property through Joseph P. Day, by public auction on Tuesday, June 10, at the Real Estate Exchange.

The property is divided into two blocks, one on Broadway, Fort Washington Avenue, Northern Avenue, Bennett Avenue, Riverside Drive and the other longitudinal highways and laterals in the area between 182d and 187th streets, Broadway and the Hudson River. Some of the land to be sold is at the highest elevation on Manhattan Island, the site of Old Fort Washington, with one

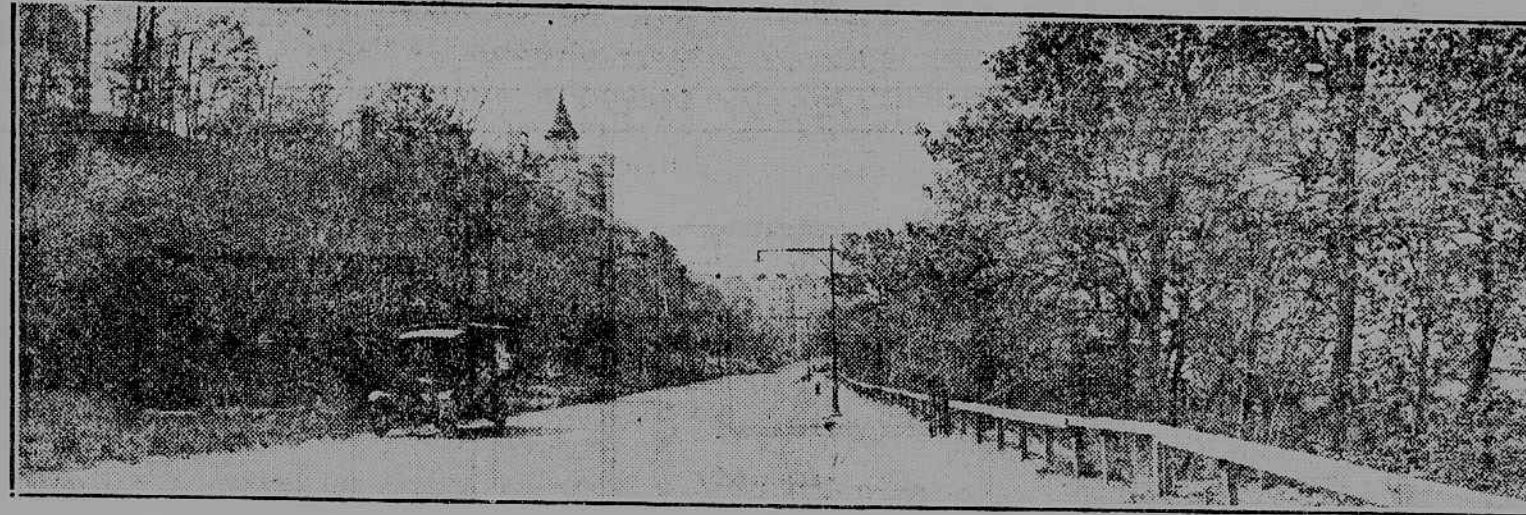
block in the path of the northern extension of Fort Washington Park.

Blocked Northward Development

The north side of 181st Street, west of Broadway, now is to all intents and purposes the south line of the Bennett estate, for the reason that the wave of apartment building from the south long since would have rolled over most of the comparatively small holdings along the north side of 181st Street had not the Bennett Estate, like a Chinese wall, barred the further advance of building until the demand had caught up with the supply.

Ever since 1855, when the elder Bennett made his first Fort Washington Heights "farm" purchase, the property has been held intact. The sale to be held on June 10 will be the first opportunity given the public to bid for one inch of it. Operators have been waiting for Mr. Bennett to sell.

It is indeed doubtful that the property would be sold even now, especially with vacant lots literally "dragging bottom" and a building boom a matter of very early necessity, except for the fact that the late Mr. Bennett expressly provided in his will for the erection and maintenance of a home for New York City journalists. In order to carry out the terms of Mr.



Riverside Drive looking south from 186th Street. Open country on each side of thoroughfare is owned by Bennett heirs and will be sold at auction.

Bennett's will his executors have elected to sell his Fort Washington Heights lots for whatever amount they will bring at public auction. Mr. Day is firm in the belief that

the sale is in the nature of a godsend to overcrowded New York.

"I am sure of this," he said yesterday. "For if there was another time when New York had such good cause to

grab at the Bennett sale then please tell us when that day was. Even were New York underbuilt and lacking a great waiting list of apartment tenants, even then, I say, the Bennett

property would be a good purchase at far greater prices than we expect to get on June 10.

"Houses built on that high ridge, if of the right class, will not have to

depend upon 'waiting list' years. They will be filled to the roof when other Heights houses are looking for tenants.

"The Bennett estate is a chance to get a little piece of about the finest land that remains available on Manhattan Island, except for the holdings of John D. Rockefeller, Jr., from 180th Street to Dyckman Street, and this tract of land is not for sale."

"This is where building for the relief of the better class apartment tenants will begin. Other booms will follow or may materialize at the same time, but the sale of the Bennett estate means just one thing, which is that the city's biggest and most noted builders are going to start building there before making a beginning elsewhere."

"In April, 1909, I sold the Buena Vista Syndicate property, located just south of the Bennett holding, for \$3,000 to \$10,000 a lot. Since that time every lot has been resold, some several times. Every lot is now improved with a fine apartment house and the rentals are higher than we of ten years ago ever dared dream would be paid on Washington Heights. It is the opinion now that the Heights rents are going to higher levels. Buyers at the Buena Vista sale in 1909 made profits, and

those who have since purchased at private sale and built have done the same.

"The Bennett sale is being held under conditions that are less advantageous than those which ruled in 1909, and I would say that Tuesday, June 10, in any event, regardless of the prices paid, will be a 'buyers' day'."

Shenk Buys and Sells

Harlem Apartment House

Joseph Shenk has purchased from Frederick Correll the six-story elevator apartment house at 615 West 124th Street, on plot 53x100. Mr. Shenk has sold to a client of Max Rosenfeld the three apartment houses at 32 to 50 West 11th Street, on plot 292x107.2, near Lenox Avenue. The houses have accommodations for seventy-five families. Mr. Shenk purchased the houses last March.

East 83d Street Tenement Deal

The two five-story flats, each on lot 25x100, at 430 and 432 East Eighty-third Street, have been sold by Emil Paas and K. Westering to Mrs. E. Barnes and a Mrs. Volence through John Luckner.

Unused Downtown Real Estate Put to Work

Property Waiting Development South of Fulton St. Put to Good Advantage for Parking Automobiles

New use has been found for downtown real estate awaiting modern development. The large number of automobiles which come to Wall Street, the financial district, the insurance center and other big trade localities, south of Fulton Street, has opened the eyes of a group of men to the financial possibilities in looking after car traffic in the lower end of the city. Investigation made by the group, which includes a lawyer, a stock broker and a real estate man, showed that a large number of cars remain standing in the district all day, having been driven by their owners to business in the morning. The police are opposed to this practice, but as it is not an easy matter to discriminate between the "just arrived" and the "camper out" machine, nothing has been done.

It is not choice that keeps the car standing in front of the owner's office from morning until evening, but lack of parking accommodations, so property convenient to every section of the big business triangle as the area between Fulton Street, William Street, Pearl Street, Beaver Street and Broadway has come to be known, has been rented for garage purposes.

Old Bank Note Site a Garage
The site of the former home of the American Bank Note Company on Trin-

ity Place, facing the Trinity Cemetery containing about 25,000 square feet, was taken a few weeks ago by the Downtown Garage Company for the purpose of parking automobiles of downtown business men. The first of these garages was established on Greenwich Street several months ago, and from all reports is doing very well. It has accommodations for about 150 cars. The Trinity Place property can accommodate 250 cars without crowding. A charge of fifty cents a day is made for each car stored, so that \$50 a day would be the income when the entire plot was covered with autos.

As there are few unimproved properties in the lower end of the city there is not likely to be an invasion of garages below Fulton Street, although this character of building has cropped up in almost every section where the zoning law would permit such buildings to be erected.

\$300,000 Theatre Planned
For New Brunswick, N. J.

A theatre to cost \$300,000 and with a seating capacity of 2,500, is to be erected in New Brunswick, N. J. It will replace the Leupp dwelling and the Mansion House in Albany Street, two sectional landmarks.

They front in Albany Street 50 feet; in Washington Street, 130 feet; in City Alley, 120 feet. The depth of the plot, from Albany to Washington Street, is 230 feet.

Entrance to the theatre and offices will be from Albany Street. The carriage and theatre entrances will be in Washington Street and City Alley.

Albany Street is New Brunswick's principal business and shopping thoroughfare, the business "hub" of Middlesex County.

The theatre will be erected by the Victory Amusement Corporation from plans by John H. Scheier, of this city.

New Yorkers Are Turning To Flushing Sections

Buying and Building Homes There; Old Residents Capitalizing Situation

Flushing appeals to New Yorkers. This seems evident from the many sales that have been made recently to persons living in this city. Many of these buyers wanted a suburban place, not alone near Manhattan, but also easily and quickly reached, and as Flushing afforded such advantages the demand for homes there is steadily increasing.

In spite of the large increase of material prices there has been considerable activity at Flushing. One of the interesting features of this is the many residents who are building larger homes or selecting new locations.

The prices received for discarded houses are sufficiently large in many cases to take care of the new construction costs.

Flushing-on-the-Hill is a section that is undergoing much building activity. It is in a location 110 feet above sea level. It is a section surrounded by fine homes and estates and all the features of city life. Well kept lawns and houses, fine pavements and shaded streets tell that it is a place of the home lover.

The Allen-Hall Realty Company has furnished much of the building activity in this section.

This company does not confine its activities to Flushing. Last week it sold to an investor eighteen lots at Great Neck, adjoining Kensington; nine lots on Whitestone Boulevard, Broadway-on-the-Hill, Flushing, and to another investor six lots at the corner of Myrtle Avenue and Whitestone Boulevard for immediate improvement.

Suburbs Hope of Many Who Can't Get Housing

Ready to Buy if Renting Is Not Possible; Laurektion Preparing to Accommodate Many Folks

The only way to relieve the housing shortage and to end the profiteering in building and keeping buildings, reports from the State Reconstruction Commission show accommodations are needed for 50,000 families and that conditions are steadily growing worse. Even with a return of building activity it is the opinion of many who are in a position to know that it will take five years to provide the needed homes.

Persons who can well afford to pay high rentals are also having difficulty in renting suites to their satisfaction. Persons of moderate means have flocked to suburban places in the hopes that if they cannot rent they can surely buy. They have found conditions much the same.

Because of these facts it is most interesting that at this time, within fifteen miles of Manhattan and reached in twenty-five minutes a building operation is now going on which guarantees to provide suites and houses at pre-war prices, providing quick action is taken.

The houses are being erected by the Hathorn Homes Corporation on a 3,000 lot tract at Laurelton, Queens. The company is now accepting leases from October 1 for four, five and six room apartments at rentals of \$40, \$50 and \$60 a month. Each of these houses is equipped with modern conveniences and with its individual garden plot.

Detached houses are being built to order at prices from \$5,000 to \$15,000, on terms as low as \$75 a month. In case of default after 50 per cent of the purchase price has been paid, the owner's equity will be allowed in full, provided the proceeds of the resale are adequate for the purpose. The company guarantees to provide apartment suites or build detached houses ready for occupancy by October 1. Several hundred inquiries have already been received by the company from persons who wish to buy or rent.

The property is located in a section affording city advantages with parks, streets, water, curbs, electricity and concrete sidewalks. It is in a section convenient to stores, schools, churches, and protected by the New York Police and Fire departments. In spite of all this many people still complain they cannot obtain houses.

Chance to Attend Auction Sale at Night

To accommodate those who may not be able to attend in the day a night auction sale will be held on June 10 in the Brooklyn Exchange salesroom at 189 Montague Street.

The sale will be conducted by the Jere Johnson, Jr. Company, auctioneers, and comprises sixty-four lots in the Bay Ridge section, where there has been much buying and building activity recently. The sale will begin at 8 p. m. All titles will be insured free to purchasers by the Title Guarantee & Trust Company.

The lots are near the Fourth Avenue subway, situated in Sixth, Seventh, Tenth and Fort Hamilton avenues—Eighty-first, Eighty-second, Eighty-third and Eighty-fourth streets.

Taxation Conference in June Instead of November

The twelfth annual conference on taxation, originally to be held at St. Louis, on November 12 to 16, will be held at the La Salle Hotel, Chicago, the week beginning June 16.

The opening session will be held in the forenoon of June 17. The addresses, papers and discussions will be the same as in the programme originally printed and distributed.

Stamford Combines The Attractions of City and Country

Many New York Business Men Have Established Fine Homes There—Commercial Possibilities Indicated in U. S. Appropriation

There has been a notable revival of activity in Stamford real estate this spring. Stamford never talks of a "boom," although many towns which can show an increase of about 60 per cent, between census years employ that phrase. In Stamford this is regarded as normal growth. Present indications are that the first decade after the great war will mark the most notable period of growth which this town has experienced in its history, which goes back to a certain realty transaction made with the Indians in 1640—the original deed being on file in the office of the town clerk.

A City of Many Attractions
Stamford is the first stop for many of the express trains from this city and is reached in fifty or sixty minutes. It is located on the shore of Long Island Sound, with a fine harbor, for whose further improvement the government has just made a large appropriation.

At Shippan Point, with its scores of attractive homes, the Stamford Yacht Club is located. The suburban Club has a fine house near the business center. The Woodway Golf and Country Club and Wee Burn Golf Club offer attractions for lovers of the ancient game. The valley in which the central part of Stamford nestles, and through which flows the picturesque Rippowam River, is surrounded on three sides by hills, crowned with fine residences.

The streets are well kept, and the town has fine churches, public and private schools, hotels, a well-equipped public library, and a theatre.

City and Country United Here.

Stamford is a place in which the charm of the country and the convenience of the city are happily united. Its parks are not the least of its attractions. The largest, Halloween Park, has half a mile of shore front, beautiful drives and lawns, and public golf links.

There is no danger of an income tax in Connecticut, which not only is able to pay its way, but has accumulated a surplus to invest in Liberty bonds. It is also a great manufacturing center. Its stores compare favorably with those of larger cities, and its banks indicate that it is one of the thriftiest towns in America. Among its philanthropies are the Stamford Hospital, Children's Home, Day Nursery, Associated Charities, Y. M. C. A., etc.

Staten Island Plots Sold

William E. Harmon & Company have sold the following parcels on their Annadale property at Staten Island, a plot on Jefferson Boulevard, between Lamont and Ionia avenues, to T. W. Waters; a plot at the corner of Jefferson Boulevard and Wieland Avenue, to M. J. Graham; a plot at the corner of Jefferson Boulevard and Edgemoor Avenue, to Mrs. Ella Barckhaus; a plot on Washington Avenue, near Carlton Boulevard, to H. C. Hedstrom; a plot at the corner of Jefferson Boulevard and Ionia Avenue, to Mrs. L. H. Cann, and a plot on Jefferson Boulevard, between Wieland and Stafford avenues, to Mrs. A. F. Townsend.

Investors Satisfied With Bronx Flat Market

Certain Prices Will Remain High—Pay Speculators Profits for Apartments

Jacob B. Baum has sold 900 Freeman Street, a five-story apartment house on plot 30x100, 100 feet east of Bryant Avenue. J. Clarence Davies and Charles Lopard negotiated the sale.

Samuel Cowen has sold to Mrs. Freund, the two family brick dwelling at 800 Irvine Street, on lot of 25x100. It is near the Hunts Point Avenue subway station.

Charles S. Kohler has sold for Michael Retzker, 1367 Plimpton Avenue, between Roscoe Avenue and 170th Street, a five-story and base-

ment apartment house, on plot 80x100. The buyer is an investor.

D. A. Trotta has sold for a client of Ronald K. Brown, 1459 Bryant Avenue, a three family brick dwelling on lot 20x100.

Choice Corner for United Cigar Stores Co.

Leases for \$100,000 Building At 8th Ave. and 34th St.

—Other Business Deals

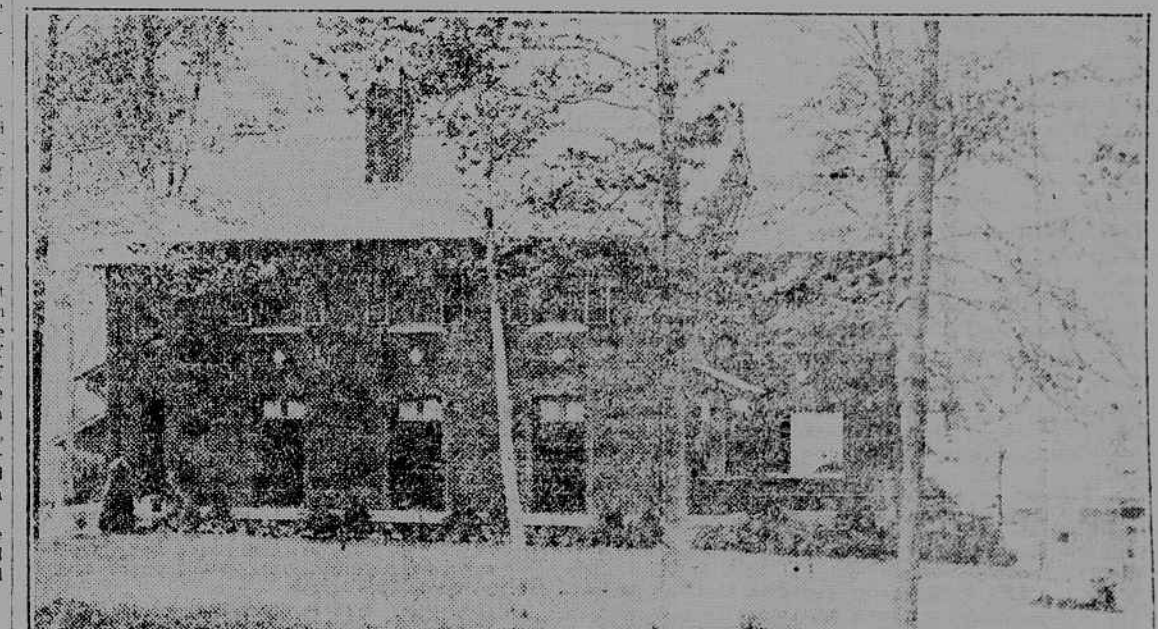
Rice & Hill have leased the southeast corner of Eighth Avenue and Thirty-fourth Street, a three-story building, for the David Stevenson Brewing Company to the United Cigar Stores Company for a long term of years at an aggregate rental approximating more than \$100,000. The transaction involved the cancellation of the existing lease held by the brewing company and a new lease of the property to the cigar company from the owner of the land, Mrs. Louisa A. Christian.

The Duroes Company has leased the store and first floor at 112 West Fourteenth Street to Raphael Morris Company for a term of years; also the building 459 West Thirty-third Street, together with the third and fourth floors in the adjoining building, at 437 West Thirty-third Street, and together with the adjoining building at 446 West Thirty-fourth Street, for James Burke to the Harris Flooring Company for a term of years.

Pearse & Elliman have leased offices at 152 Broadway for Hayler's to the American Trading Company.

The United Cigar Stores Company has leased the building at the corner of Myrtle Avenue and Washington Street, Brooklyn, and the northeast corner of Lexington Avenue and 103d Street.

New Rochelle Houses Rapidly Being Taken Out of Market by City Dwellers



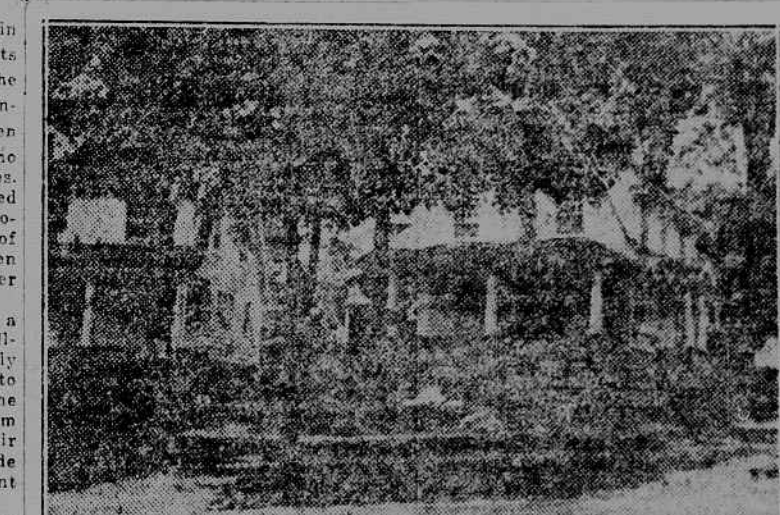
New Rochelle house bought recently by Milton Mayer

Most real estate agents or brokers in suburban towns had a long list of flats and houses for sale or rent before the armistice. With few exceptions, instead of this kind of a list, these men have a list of names of people who want to buy or rent flats or houses. Probably no place has experienced more of this activity than New Rochelle. Long before the beginning of the year the housing situation had been growing worse and worse, with an ever increasing demand.

Not alone has New Rochelle been a centre of renting activity, but the selling of property has been exceptionally large. Many folk are beginning to realize that the only way to be on the safe side and free from worry from the housing shortage is by owning their homes. From the number of sales made in New Rochelle recently it is apparent many are aware of this fact.

John J. O'Connor announces he has a waiting list of over seventy-five persons who want to rent houses and a large number who desire to buy new homes.

Since the first of the year he has sold a number of homes, ranging in price from \$3,000 to \$40,000, the costliest of these being the property of Mrs. Alice P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-



Another New Rochelle house which has figured in activity there

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie I. Howes property, at 26 P. Hudson, known as Oak Lodge. Other interesting sales by Mr. O'Connor include the Leonard property, at Beech-

mont, for \$35,000; the M. E. Dailey property, at 55 Elk Avenue, for \$23,500; the Walter Otto property, on Broadway Avenue, for \$20,000; the Mrs. Hattie